

State Water Resources Control Board

UST CASE CLOSURE SUMMARY

Agency Information

Current Agency Name: State Water Resources Control Board (State Water Board)	Address: 1001 I Street, P.O. Box 2231 Sacramento, CA 95812
Current Agency Caseworker: Mr. Matthew Cohen	Case No.: N/A
Former Agency Name: City of Los Angeles (Prior to 7/25/2013)	Address: 900 South Fremont Avenue Alhambra, CA 91803
Former Agency Caseworker: Mr. Alberto Grajeda	Case No.: 005274-041334

Case Information

USTCF Claim No.: None	Global ID: T10000005535
Site Name: Shun Hing Yeung Property	Site Address: 1818 North Floradale Avenue South El Monte, CA 91733 (Site)
Responsible Party: Shun Hing Yeung	Address: 690 Hamlet Drive Monterey Park, CA 91755-4227
USTCF Expenditures to Date: None	Number of Years Case Open: 13

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000005535

Summary

The Low-Threat Underground Storage Tank Case Closure Policy (Policy) contains general and media-specific criteria, and cases that meet those criteria are appropriate for closure pursuant to the Policy. This case meets all of the required criteria of the Policy.

The release at the Site was discovered when a 2,000 gallon single walled, steel underground storage tank (UST) and associated dispenser were removed from the Site in May 2004 in accordance with County of Los Angeles Fire Department Permit. Confirmation soil samples were collected at the time of the UST removal. One soil sample collected beneath the dispenser reported trace concentrations of benzene, toluene, and acetone constituents. The remaining two samples were non detect for petroleum constituents. The Site is currently being used as an industrial office space.

Vertical and horizontal extent of the petroleum release is delineated and is limited to the shallow soil. Benzene, toluene, and acetone concentrations detected at 3 feet beneath the dispenser are below San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels (ESLs).

Shun Hing Yeung Property
1818 North Floradale Avenue, South El Monte, Los Angeles County

Acetone is neither a normal constituent of petroleum nor was it used or stored at this Site; this measurement was likely a laboratory error. The trace concentration of acetone, an organic solvent, in soil is below ESLs and not considered a risk driver for the Site, therefore General Criteria b (The unauthorized release consists only of petroleum) has been met.

Groundwater depth is estimated to be approximately 33 feet below ground surface. The nearest surface water body is the intersection of San Jose Creek and San Gabriel River, which is located approximately 0.90 miles southeast of the Site. The nearest public supply well regulated by the California Department of Public Health is greater than 1,000 feet west of the Site. Public water is provided by San Gabriel Valley Water Company.

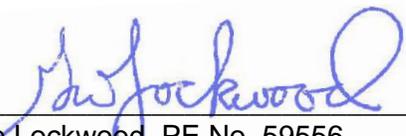
Residual petroleum constituents are limited. Corrective action has been implemented and additional corrective action would be unnecessary and costly. Additional corrective action will not likely change the CSM. Residual petroleum constituents do not pose significant risk to human health, safety, or the environment.

Rationale for Closure under the Policy

- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.
- Groundwater Media- Specific Criteria – Site releases **HAVE NOT LIKELY AFFECTED GROUNDWATER**. Soil does not contain sufficient mobile constituents [leachate, vapors, or light non-aqueous-phase liquids] to cause groundwater to exceed the groundwater criteria in this Policy.
- Petroleum Vapor Intrusion to Indoor Air – Site meets **CRITERIA (2) b**. A Site-specific risk assessment for the vapor intrusion pathway is conducted and demonstrates that human health is protected to the satisfaction of the regulatory agency.
- Direct Contact and Outdoor Air Exposure – Site meets **CRITERIA (3) a**. Maximum concentrations of residual petroleum constituents in soil are less than or equal to those listed in Table 1 of the Policy.

Recommendation for Closure

The corrective action performed at this Site ensures the protection of human health, safety, and the environment, and is consistent with chapter 6.7 of the Health and Safety Code and implementing regulations, applicable state policies for water quality control, and the applicable water quality control plan, and case closure is recommended.



George Lockwood, PE No. 59556
Senior Water Resource Control Engineer

4/3/14
Date

